

## **ZONING ADMINISTRATOR HEARING AGENDA**

**CITY OF NEWPORT BEACH  
COUNCIL CHAMBERS – 3300 NEWPORT BOULEVARD  
Thursday, April 14, 2011  
Regular Meeting – 3:30 p.m.**

**Jaime Murillo  
Zoning Administrator**

### **NOTICE TO THE PUBLIC**

#### **HEARING ITEMS**

Continued from March 24, 2011 Hearing

#### **ITEM NO. 1.**

Sanner Residence - Modification Permit No. MD2010-024 (PA2010-169)  
440 Mendoza Terrace Council District 6

#### **SUMMARY:**

A modification permit to allow: a second floor deck extension that will encroach up to 7 feet into the required 15-foot front setback along De Sola Terrace; a second floor bay window to encroach 10 inches into the easterly 5-foot side setback; and a 6-foot-high fence in the 15-foot required setback along De Sola Terrace where the code limits such structures to a maximum height of 42 inches. The property is located in the R-1-6000 (Single-Unit Residential) District.

#### **RECOMMENDED ACTION:**

- 1) Conduct public hearing; and
- 2) Modify and approve request for Modification Permit No. MD2010-024 (PA2010-169) subject to the recommended findings and conditions.

#### **CEQA COMPLIANCE:**

The project is exempt from environmental review pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the Implementing Guidelines of the California Environmental Quality Act.

#### **ITEM NO. 2.**

Jasmine Parcel Map – Parcel Map No. NP2011-002 (PA2011-026)  
403 and 403 ½ Jasmine Avenue Council District 6

#### **SUMMARY:**

A Parcel Map for condominium purposes for a new, two-unit residential development. No waivers of Title 19 (Subdivision Code) development standards are proposed with this application. The property is located in the R-2 (Two-Family Residential) District.

#### **RECOMMENDED ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Parcel Map No. NP2011-002 (PA2011-026) subject to the recommended findings and conditions.

#### **CEQA COMPLIANCE:**

The project is exempt from environmental review pursuant to Section 15315, Class 15 (Minor Land Divisions) of the Implementing Guidelines of the California Environmental Quality Act.

**ITEM NO. 3.** Begonia Parcel Map - Parcel Map No. NP2011-001 (PA2011-025)  
620 Begonia Avenue Council District 6

**SUMMARY:** A parcel map application for two-unit condominium purposes. No waivers of Title 19 development standards are proposed with this application. The property is located in the R-2 (Two-Unit Residential) District.

**RECOMMENDED ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Parcel Map No. NP2011-001 (PA2011-025) subject to the recommended findings and conditions.

**CEQA**

**COMPLIANCE:** The project is exempt from environmental review pursuant to Section 15315, Class 15 (Minor Land Divisions) of the Implementing Guidelines of the California Environmental Quality Act.

**ITEM NO. 4.** Narcissus Parcel Map - Parcel Map No. NP2011-003 (PA2011-028)  
515 Narcissus Avenue Council District 6

**SUMMARY:** A parcel map application for two-unit condominium purposes. No waivers of Title 19 development standards are proposed with this application. The property is located in the R-2 (Two-Unit Residential) District.

**RECOMMENDED ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Parcel Map No. NP2011-003 (PA2011-028) subject to the recommended findings and conditions.

**CEQA**

**COMPLIANCE:** The project is exempt from environmental review pursuant to Section 15315, Class 15 (Minor Land Divisions) of the Implementing Guidelines of the California Environmental Quality Act.

**ITEM NO. 5.** Squar Milner Sign Modification - Modification Permit No. MD2011-002  
(PA2011-022)  
4100 Newport Place Council District 4

**SUMMARY:** A modification permit to amend the existing sign program (Modification No. 3693) and allow a third wall sign identifying a second entity on a third façade of the 4100 Newport Place building. The proposed sign is approximately 119 square feet and will be located between the third and fourth floor. The property is located in the PC-11 (Newport Place) District.

**RECOMMENDED ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Modification Permit No. MD2011-002 (PA2011-022) subject to the recommended findings and conditions.

**CEQA**

**COMPLIANCE:** The project is exempt from environmental review pursuant to Section 15311, Class 11 (Accessory Structures) of the Implementing Guidelines of the California Environmental Quality Act.

**ITEM NO. 6.** Modification Corinthian Way Mural Installation - Modification Permit No.  
MD2011-005 (PA2011-040)  
4341 MacArthur Boulevard Council District 4

Modification Corinthian Way Mural Installation - Modification Permit No.  
MD2011-005 (PA2011-040)  
4341 MacArthur Boulevard Council District 4

## Council District 4

**SUMMARY:** A modification permit to allow a wall-mounted mural to encroach from zero to a maximum of 3 feet into the 30-foot-street-side setback along Corinthian Way. The property is located in the PC-11 (Newport Place) District.

A modification permit to allow a wall-mounted mural to encroach from zero to a maximum of 3 feet into the 30-foot-street-side setback along Corinthian Way. The property is located in the PC-11 (Newport Place) District.

**ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Modification Permit No. MD2011-005 (PA2011-040) subject to the recommended findings and conditions.

- 1) Conduct public hearing; and
- 2) Approve Modification Permit No. MD2011-005 (PA2011-040) subject to the recommended findings and conditions.

**COMPLIANCE:** The project is exempt from environmental review pursuant to Section 15311, Class 11 (Accessory Structures) of the Implementing Guidelines of the California Environmental Quality Act.

The project is exempt from environmental review pursuant to Section 15311, Class 11 (Accessory Structures) of the Implementing Guidelines of the California Environmental Quality Act.

**ITEM NO. 7.** Balboa Fitness Parking Facility – Minor Use Permit No. UP2011-005  
(PA2011-034)  
2000 West Balboa Boulevard Council District 1

Balboa Fitness Parking Facility – Minor Use Permit No. UP2011-005  
(PA2011-034)  
2000 West Balboa Boulevard Council District 1

Council District 1

**SUMMARY:** Request to allow the introduction of a commercial parking facility use in conjunction with an existing personal service use (health and fitness facility). The commercial parking facility will share the use of the on-site parking lot. The property is located in the MU-W2 (Mixed Use - Water Related) District.

Request to allow the introduction of a commercial parking facility use in conjunction with an existing personal service use (health and fitness facility). The commercial parking facility will share the use of the on-site parking lot. The property is located in the MU-W2 (Mixed Use - Water Related) District.

**ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Minor Use Permit No. UP2011-005 (PA2011-034) subject to the recommended findings and conditions.

- 1) Conduct public hearing; and
- 2) Approve Minor Use Permit No. UP2011-005 (PA2011-034) subject to the recommended findings and conditions.

**COMPLIANCE:** The project is exempt from environmental review pursuant to Section 15301, Class 1 (Existing Facilities) of the Implementing Guidelines of the California Environmental Quality Act.

The project is exempt from environmental review pursuant to Section 15301, Class 1 (Existing Facilities) of the Implementing Guidelines of the California Environmental Quality Act.

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least 72 hours in advance of each hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally either three (3) or five (5) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact the Planning Division at least 48 hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Division located at 3300 Newport Boulevard, during normal business hours.

**APPEAL PERIOD:** Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.

Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.